

Please include the following as agenda items for the next City Council meeting under Introduction of Ordinances:

Introduction of ordinance declaring property having Hammond municipal address of 111 Short Street, Hammond, Louisiana, previously adjudicated to the City of Hammond for unpaid taxes as need for a valid public purpose and providing for related matters.

(attach the ordinance)

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### **ORDINANCE**

**DECLARING PROPERTY HAVING THE HAMMOND MUNICIPAL ADDRESS 111 SHORT STREET, HAMMOND, LOUISIANA AS NEEDED FOR A VALID PURPOSE AND PROVIDING FOR RELATED MATTERS, UNDER THE PROVISIONS OF LSA R.S. 47:2201, ET SEQ.**

WHEREAS, the City of Hammond owns property described as LOT 1, BLOCK 1, PEACH RIDGE ADDITION, 111 SHORT STREET, HAMMOND, LOUISIANA (herein referred to as the "Property"), said Property having been adjudicated to the City for unpaid property taxes for the tax years 1994-1997 and 2004-20012, by deeds recorded in the records of the Clerk of Court of Tangipahoa Parish; and

WHEREAS, the previous owner of the Property is shown by the public records of Tangipahoa Parish to be JOHNNIE BANKS AND MARGARET PINE BANKS; and

WHEREAS, the following are shown by the public records of Tangipahoa Parish to have an interest in the Property: Tangipahoa Parish; and

WHEREAS, the Building Department of the City of Hammond has determined that the Property has been abandoned by its previous owners and is currently vacant or not lawfully occupied; and

WHEREAS, the City of Hammond desires to control the rising number of abandoned properties and to revitalize economically depressed areas, all in accordance with Title 47 of the Louisiana Revised Statutes (47:2201, et seq.).

NOW, THEREFORE, BE IT ORDAINED by the City Council of Hammond that:

Section 1. LOT 1, BLOCK 1, PEACH RIDGE ADDITION, 111 SHORT STREET, HAMMOND, LOUISIANA, TANGIPAHOA PARISH, LOUISIANA (the "Property") acquired

by the City by tax sales recorded in the records of the Clerk of Court of Tangipahoa Parish, is hereby declared to be abandoned by its owners and vacant or not lawfully occupied property.

Section 2. It is in the public interest for the Property to be revitalized and, therefore, the City intends to donate the Property to, Church of God In Christ, the adjoining landowner of 109 Short Street, Hammond, Louisiana, in accordance with LA R.S. 47:2205 and LA Const. Art.8 Sect. 14, and such act of donation shall be approved by separate ordinance subsequent to the expiration of the statutory redemptive period.

Section 3. After final adoption, the City clerk shall register a copy of this ordinance in the conveyance records of Tangipahoa Parish as required by law.

Section 4. Within thirty (30) days after registration of this ordinance as provided above, the *City clerk shall give notice of the acquisition of the Property* by the City to the previous owners and interested parties of the Property as provided by law.

Section 5. The Mayor is authorized to execute such documents or to direct the execution of such documents as are necessary and proper in furtherance of this ordinance and to obtain good, valid and merchantable title to the Property by the City.

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This ordinance having been submitted in writing, having been introduced at a public meeting of the Hammond City Council, discussed at a public hearing of said Council and was submitted to an official vote of the Hammond City Council.

On motion of \_\_\_\_\_ and seconded by \_\_\_\_\_, the foregoing ordinance was hereby declared adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by the following roll call vote:

	<u>Yea</u>	<u>Nay</u>	<u>Absent</u>	<u>Not Voting</u>
Johnny Blount	_____	_____	_____	_____
Jason Hood	_____	_____	_____	_____
Robert "Bobby" Martin	_____	_____	_____	_____
Lemar Marshall	_____	_____	_____	_____
Mike Williams	_____	_____	_____	_____

ATTEST:

\_\_\_\_\_  
Clerk, Hammond City Council

\_\_\_\_\_  
Robert "Bobby" Martin, President  
Hammond City Council

INTRODUCED: \_\_\_\_\_, 2014  
PUBLISHED: \_\_\_\_\_, 2014  
ADOPTED: \_\_\_\_\_, 2014  
DELIVERED TO MAYOR: \_\_\_\_\_, 2014  
APPROVED BY MAYOR: \_\_\_\_\_, 2014  
RECEIVED FROM MAYOR: \_\_\_\_\_, 2014

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**FORM LETTER: FIRST LETER - Notification ltr/intro of ordinance/hrq date**

**DATE**

Mr. Johnnie Banks and Mrs. Margaret Pine Banks  
c/o Marie Banks Cyprian  
105 Short Street  
Hammond, LA 70401

Dear Mr. and Mrs. Banks:

In accordance with Louisiana law, the property having Hammond municipal address 111 Short Street, Hammond, Louisiana, Hammond, Louisiana was adjudicated to the City of Hammond for unpaid property taxes for the tax years 1994-1997 and 2004-2012 by deeds recorded in the records of the Clerk of Court of Tangipahoa Parish.

This is to advise you as the previous owner or as a party having an interest in this property appearing in the public records, that the introduction of an ordinance affecting title to this property is on the agenda of the Hammond City Council on the meeting scheduled for \_\_\_\_\_, 2014.

It is expected that the ordinance will be scheduled for public hearing and final adoption at the meeting of the Hammond City Council scheduled for \_\_\_\_\_, 2014.

All meetings of the Hammond City Council will take place at the Louis Tallo building, 310 East Charles Street, Hammond, Louisiana.

You may have rights to redeem this property pursuant to Louisiana Revised Statute 47:2201 and 47:2206. If you wish to redeem this property you should immediately contact Jinnie Wilson in the Tax Department of the City of Hammond at (985) 542-3416.

CERTIFIED MAIL-RETURN RECEIPT REQUESTED AND REGULAR MAIL

**FINAL ORDINANCE – City prepares final ordinance**

**RECORD ORDINANCE**

\_\_\_\_\_, 2014

Hon. Julian Dufreche  
Clerk of Court  
Post Office Box 667  
Amite, Louisiana 70422

RE: City of Hammond  
Ordinance #

Dear Mr. Dufreche:

Enclosed please find an original and one copy of an Ordinance recently passed by the Hammond City Council regarding tax adjudicated property. Please record the Ordinance in the conveyance records for Tangipahoa Parish, indexing it under the following parties:

Johnnie Banks and Margaret Pine Banks  
City of Hammond

Please return a certified copy of the Ordinance to our office.

Thank you for your attention and assistance. If you have any questions concerning this, please do not hesitate to contact my office.

**SECOND LETTER – ORDINANCE PASSED – SEND WITHIN 30 DAYS OF  
RECORDATION OF ORDINANCE**

**This is an important legal notice.  
Please read it carefully. You will receive no further notice.**

**DATE**

Mr. Johnnie Banks and Mrs. Margaret Pine Banks  
c/o Marie Banks Cyprian  
105 Short Street  
Hammond, LA 70401

Re: 111 Short Street  
Hammond, LA  
Parish of Tangipahoa, LA

Dear Mr. and Mrs. Banks:

Tax sale title to the above described property has been sold for failure to pay taxes. You have been identified as a person who may have an interest in this property.

Your interest in the property **will be terminated** if you do not redeem the property by making all required payments to the tax collected listed below or file a lawsuit in accordance with law within sixty (60) days of the date of this notice, or the recording of an act transferring ownership, if later:

City of Hammond Tax Collector  
Post Office Box 2788  
Hammond, LA 70404  
Telephone: 985-277-5617

Very truly yours,

CERTIFIED MAIL-RETURN RECEIPT REQUESTED AND REGULAR MAIL

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**PUBLISH IN THE OFFICIAL JOURNAL – Daily Star**

Mayor – the following notice needs to be published in the Daily Star:

**NOTICE**

**JOHNNIE BANKS AND MARGARET PINE BANKS**

THIS NOTICE BY PUBLICATION IS NOTIFICATION THAT YOUR RIGHTS OR INTEREST IN THE FOLLOWING DESCRIBED PROPERTY LOCATED IN 111 SHORT STREET, HAMMOND, LOUISIANA, MAY BE TERMINATED BY OPERATION OF LAW IF YOU DO NOT TAKE FURTHER ACTION IN ACCORDANCE WITH LAW:

LOT 1, BLOCK 1 PEACH RIDGE ADDITION, TANGIPAHOA PARISH, LOUISIANA  
111 Short Street, Hammond, Louisiana

Tax sale title to the above described property has been sold for failure to pay taxes. You have been identified as a person who may have an interest in this property.

Your interest in the property **will be terminated** if you do not redeem the property by making all required payments to the tax collected listed below or file a lawsuit in accordance with law within sixty (60) days of the date of the first publication of this notice, or the recording of an act transferring ownership, if later:

City of Hammond Tax Collector  
Post Office Box 2788  
Hammond, LA 70404  
Telephone: 985-277-5617

**FILE NOTICE IN CONVEYANCE RECORDS INDICATING THAT THE CITY HAS ACQUIRED FULL OWNERSHIP OF THE PROPERTY AND CONTEMPORANEOUSLY W/OR SUBSEQUENT TO FILING OF NOTICE CITY MAY FILE** with the recorder of mortgages an affidavit indicating how the tax sale parties whose interest the political subdivision intends to be terminated were identified, how the address of each tax sale party was obtained, how the written notice was sent, the results of sending the written notice, and the dates of publication. The affidavit may also contain a statement of the interest to which the political subdivision takes subject.

**RECORD IN COB:**

Hon. Julian Dufreche  
Clerk of Court  
Post Office Box 667  
Amite, Louisiana 70422

RE: City of Hammond Notice

Dear Mr. Dufreche:

Please record the attached Notice in the conveyance records of your office, returning a certified copy to our office.

Thank you for your attention and assistance.

**NOTICE**

NOTICE IS HEREBY GIVEN that pursuant to Ordinance No. \_\_\_\_\_ recorded in the conveyance records of the Clerk of Court for the Parish of Tangipahoa on \_\_\_\_\_, the City of Hammond has acquired title to property bearing municipal address 111 Short Street, Hammond, Louisiana, previously adjudicated to the City of Hammond for unpaid property taxes in compliance with La. R.S. 47:2236(F).

**RECORD IN MOB:**

Hon. Julian Dufreche  
Clerk of Court  
Post Office Box 667  
Amite, Louisiana 70422

RE: City of Hammond

Dear Mr. Dufreche:

Please record the attached Affidavit in the mortgage records of your office, returning a certified copy to our office.

Thank you for your attention and assistance.



AFFIDAVIT

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, personally came and appeared: ANDRE G. COUDRAIN, who after being duly sworn, did depose and say:

That he is the City Attorney for the City of Hammond;

That the City of Hammond has acquired a 100% ownership interest in the following property previously adjudicated to the City of Hammond for unpaid taxes, bearing municipal address 111 Short Street, Hammond, Louisiana.

That he identified the names and addresses of property owners by reviewing the public records of Tangipahoa Parish;

That on \_\_\_\_\_, he caused written notice, by certified mail return receipt requested and regular mail, to be sent to the following taxpayers of the City's intention to acquire the adjudicated as follows:

Mr. Johnnie Banks and Mrs. Margaret Pine Banks  
c/o Marie Banks Cyprian  
105 Short Street  
Hammond, LA 70401

The certified mail notice was received by the taxpayer/interested party on \_\_\_\_\_. The regular mail notice was returned/not returned.

That on \_\_\_\_\_, the City published in the Daily Star, notice of its intention to acquire the adjudicated property.

Hammond, Louisiana, this \_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Andre G. Coudrain

SWORN TO AND SUBSCRIBED Before Me, Notary, this \_\_\_ day of \_\_\_\_\_,  
2014.

\_\_\_\_\_  
NOTARY PUBLIC

**NOTICE:  
JOHNNIE BANKS  
MARGARET PINE BANKS**

**THIS NOTICE BY PUBLICATION IS NOTIFICATION THAT YOUR RIGHTS OR INTEREST IN THE FOLLOWING DESCRIBED PROPERTY LOCATED IN HAMMOND, LOUISIANA, MAY BE TERMINATED BY OPERATION OF LAW IF YOU DO NOT TAKE FURTHER ACTION IN ACCORDANCE WITH LAW:  
LOT 1 BLOCK 1, PEACH RIDGE ADDITION, CITY OF HAMMOND, TANGIPAHOA PARISH, LOUISIANA**

**Improvements thereon bear Municipal No. 111 Short Street, Hammond, Louisiana**

Tax sale title to the above described property has been adjudicated to the CITY OF HAMMOND for failure to pay taxes.

The CITY OF HAMMOND now intends to acquire full ownership in the above described property. You have been identified as a person who may have an interest in this property.

Your interest in the property **will be terminated** if you do not redeem the property by making all required payments to the tax collector listed below, or file a lawsuit in accordance with law within sixty (60) days of the date of the first publication of this notice, or the recording of an act transferring ownership, if later.

City of Hammond Tax Collector  
Post Office Box 2788  
Hammond, LA 70404  
Telephone Number (985) 277-5617